

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Wallingford / 9

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 309

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$177,200	\$223,400	\$400,600	\$441,800	90.7%	11.46%
2005 Value	\$192,800	\$243,900	\$436,700	\$441,800	98.8%	11.34%
Change	+\$15,600	+\$20,500	+\$36,100		+8.1%	-0.12%
% Change	+8.8%	+9.2%	+9.0%		+8.9%	-1.05%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.12% and -1.05% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$181,200	\$214,600	\$395,800
2005 Value	\$197,100	\$234,700	\$431,800
Percent Change	+8.8%	+9.4%	+9.1%

Number of one to three unit residences in the Population: 3028

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed a characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with high or extreme traffic noise were at a higher assessment level than other properties and needed less adjustment than other properties.

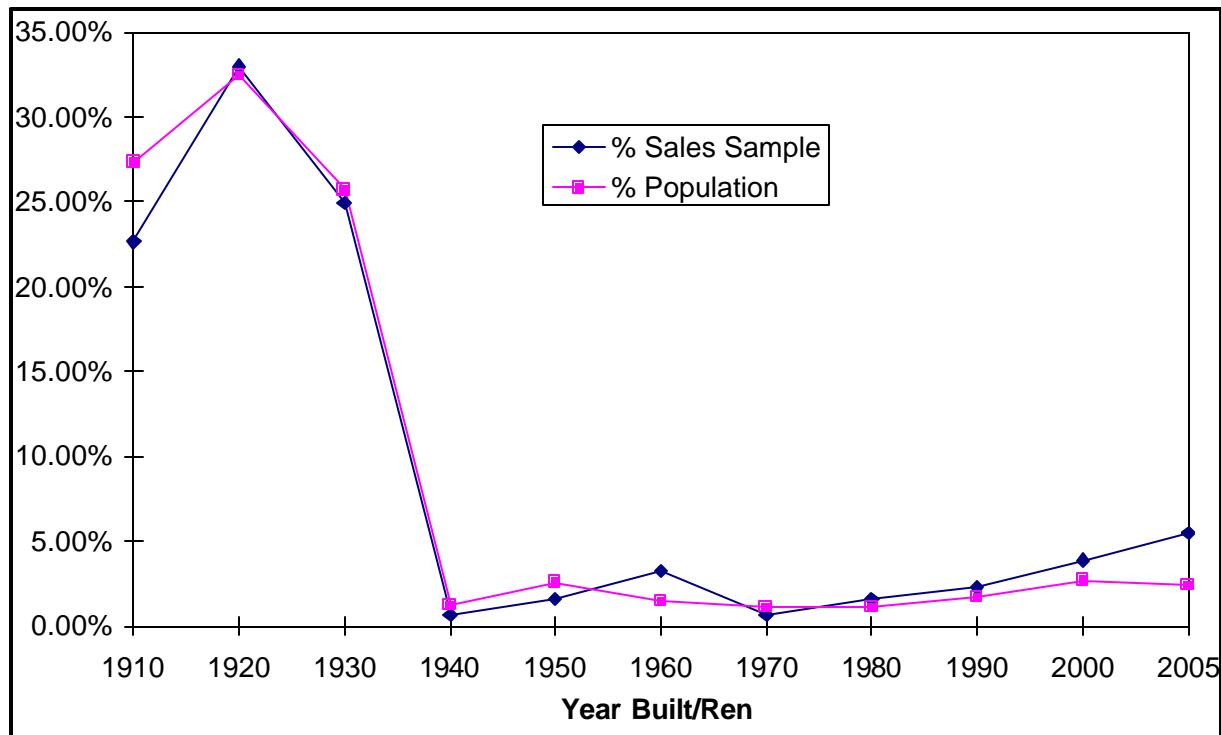
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	70	22.65%
1920	102	33.01%
1930	77	24.92%
1940	2	0.65%
1950	5	1.62%
1960	10	3.24%
1970	2	0.65%
1980	5	1.62%
1990	7	2.27%
2000	12	3.88%
2005	17	5.50%
	309	

Population		
Year Built/Ren	Frequency	% Population
1910	828	27.34%
1920	983	32.46%
1930	779	25.73%
1940	38	1.25%
1950	78	2.58%
1960	45	1.49%
1970	35	1.16%
1980	35	1.16%
1990	52	1.72%
2000	82	2.71%
2005	73	2.41%
	3028	

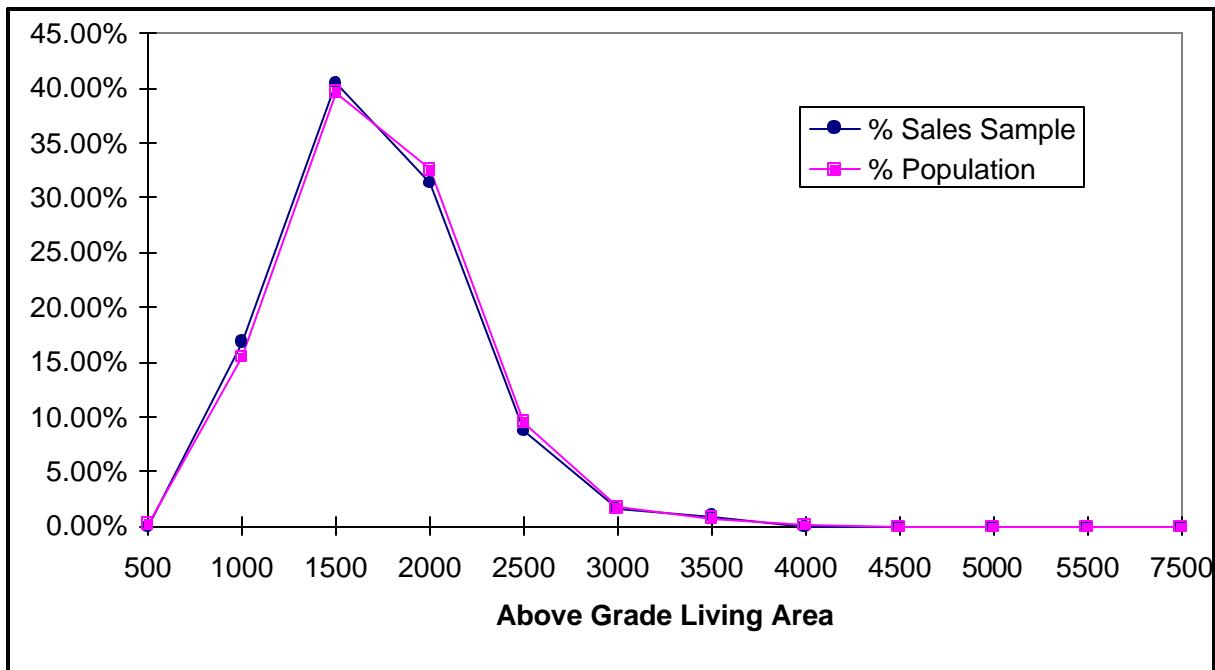


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	52	16.83%
1500	125	40.45%
2000	97	31.39%
2500	27	8.74%
3000	5	1.62%
3500	3	0.97%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	309	

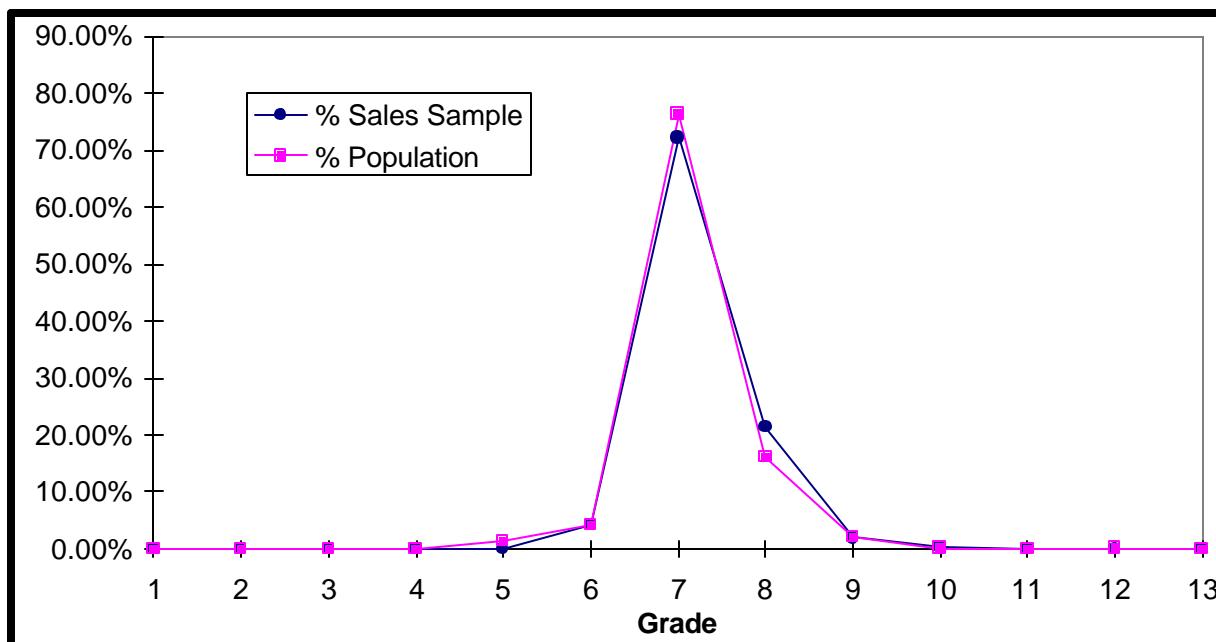
Population		
AGLA	Frequency	% Population
500	6	0.20%
1000	468	15.46%
1500	1201	39.66%
2000	987	32.60%
2500	288	9.51%
3000	52	1.72%
3500	23	0.76%
4000	3	0.10%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3028	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

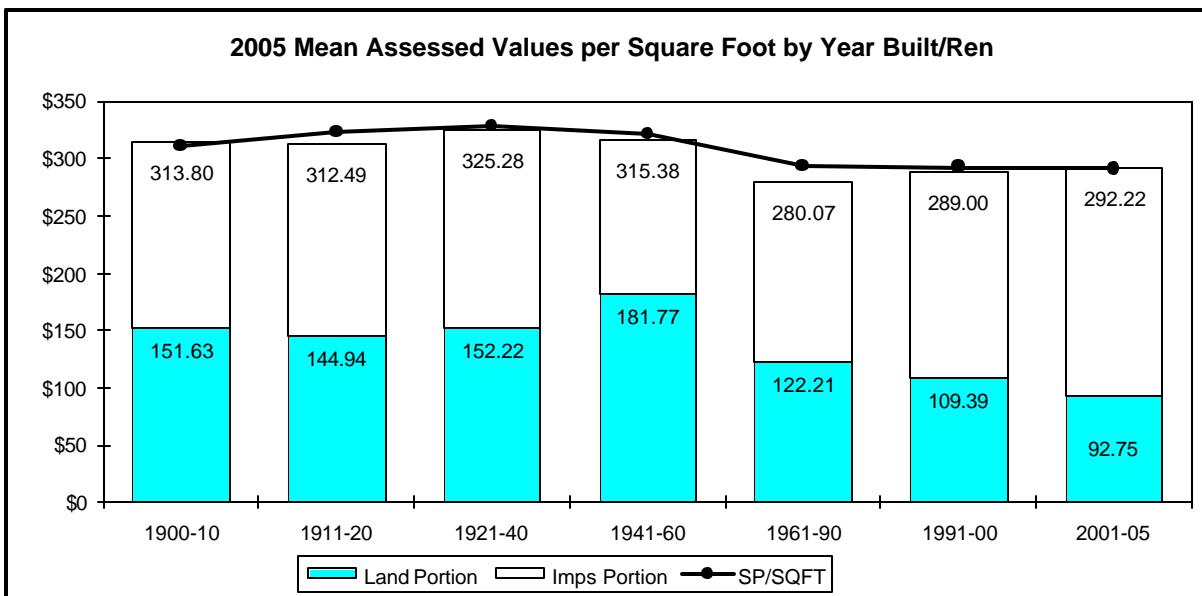
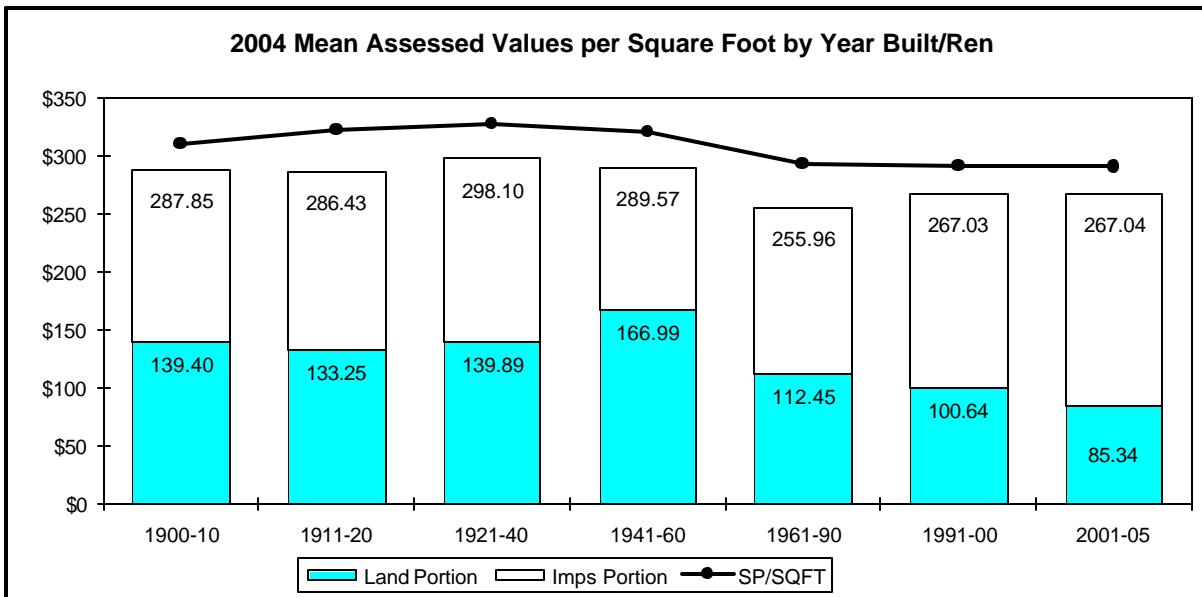
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	40	1.32%
6	13	4.21%	6	125	4.13%
7	223	72.17%	7	2311	76.32%
8	66	21.36%	8	487	16.08%
9	6	1.94%	9	61	2.01%
10	1	0.32%	10	3	0.10%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	1	0.03%
13	0	0.00%	13	0	0.00%
	309			3028	



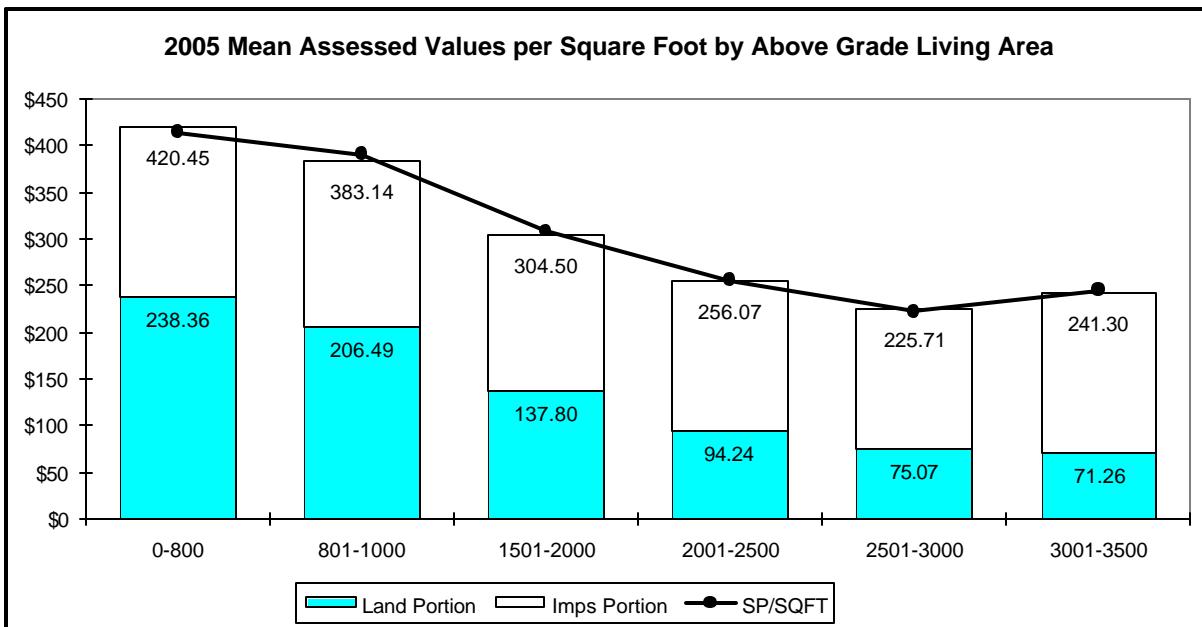
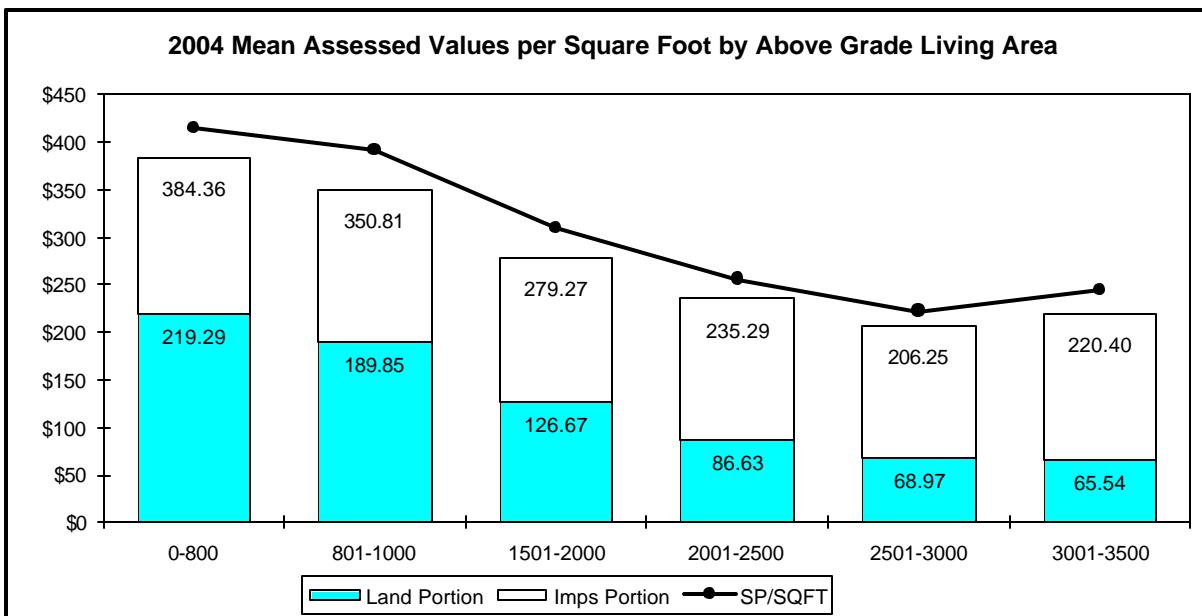
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



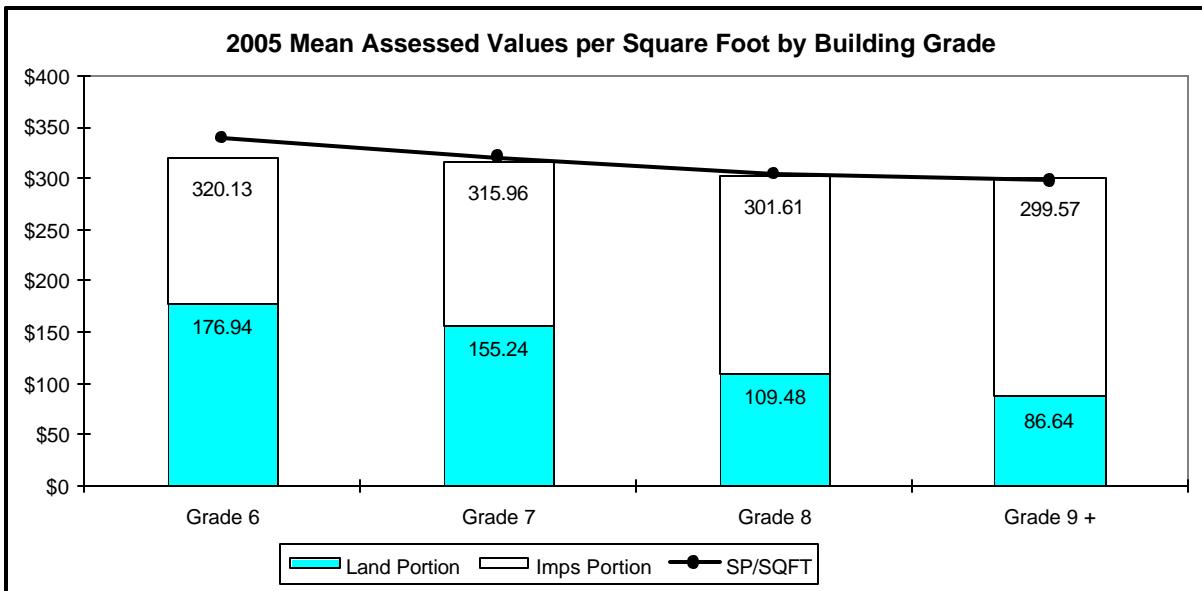
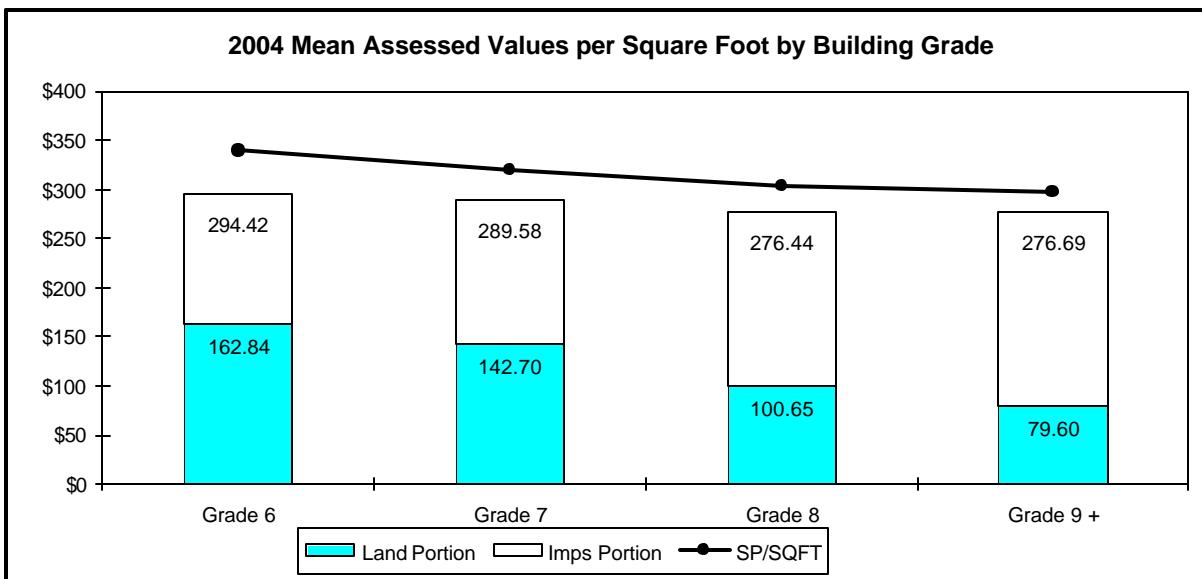
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

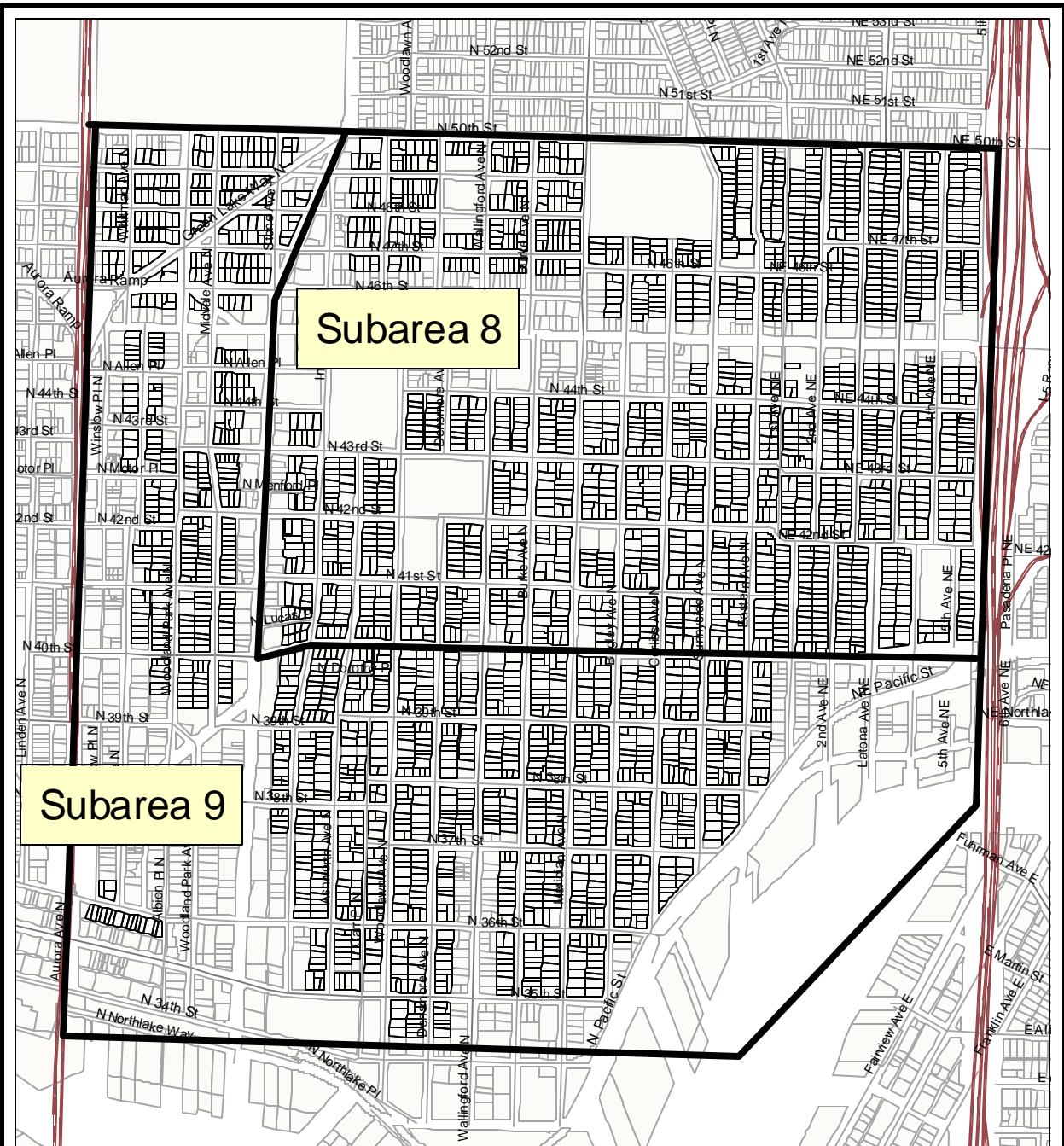


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 9

Subareas

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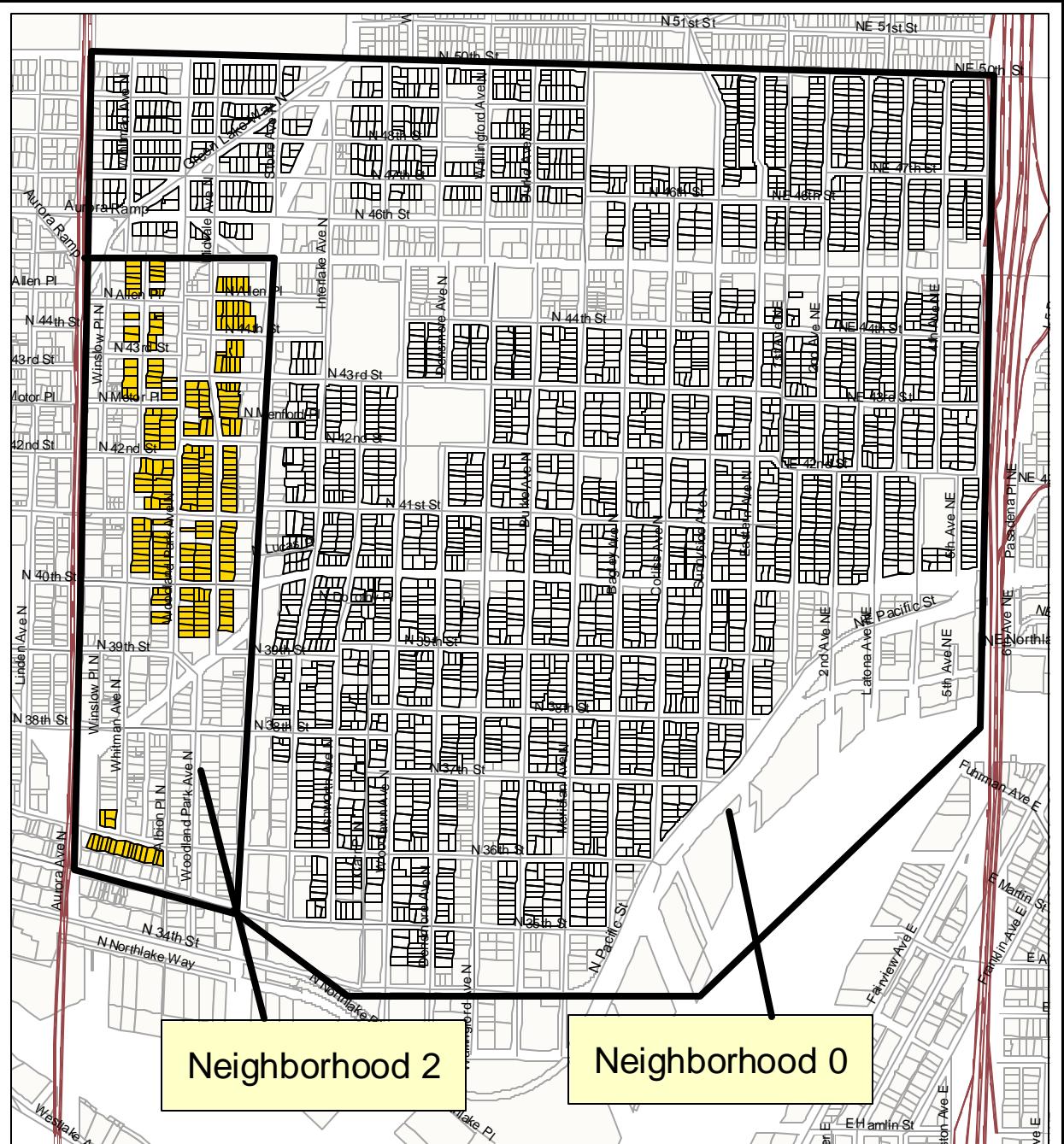
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January 27, 2005



King County
Department of Assessments

The legend includes:
Freeways (red line with diagonal dashes)
Streets, primary (dark grey line)
Streets, non-arterial (light grey line)
Streets (blue line)
Area 9 map data.shp
Scale bar: 8 km, 9 km



Area 9 *Neighborhoods*

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January 27, 2005



King County
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Legend

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Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample a market adjustment for lands values was derived. The formula is:

2005 Land Value = 2004 Land Value x 1.09, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 309 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed a characteristic based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with high or extreme traffic noise were at a higher assessment level than other properties and needed less adjustment than other properties.

The derived adjustment formula is:

$$\text{2005 Total Value} = \text{2004 Total Value} / (0.9128867 + 0.0813752 \text{ if traffic is coded high or extreme})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, apply the model.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. $(2004 \text{ Total Roll Value} * 1.09) - (2005 \text{ Land Value}) = 2005 \text{ Improvement Value.}$
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There were no mobile homes in this area

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 9 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.54%

Traffic noise greater than Moderate

Yes

% Adjustment

-8.96%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house impacted by high or extreme traffic noise would *approximately* receive a 0.58% upward adjustment (9.54% - 8.96%). There are 131 properties in the population of which 15 have sold.

95.6% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	13	0.863	0.937	8.6%	0.873	1.001
7	223	0.907	0.989	9.1%	0.974	1.004
8	66	0.907	0.989	9.1%	0.961	1.018
9	6	0.936	1.012	8.1%	0.926	1.098
10	1	0.934	1.023	9.5%	N/A	N/A
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1910	70	0.925	1.008	9.0%	0.981	1.034
1911-1920	102	0.888	0.969	9.0%	0.947	0.990
1921-1940	79	0.915	0.999	9.1%	0.971	1.026
1941-1960	15	0.907	0.988	8.9%	0.927	1.049
1961-1990	14	0.875	0.958	9.4%	0.886	1.030
1991-2000	12	0.920	0.993	7.9%	0.910	1.076
>2000	17	0.921	1.008	9.4%	0.966	1.049
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	5	0.910	0.996	9.4%	0.810	1.182
Average	154	0.909	0.989	8.8%	0.971	1.008
Good	118	0.908	0.992	9.2%	0.971	1.013
Very Good	32	0.889	0.971	9.2%	0.933	1.010
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	110	0.902	0.987	9.3%	0.965	1.008
1.5	122	0.906	0.986	8.8%	0.965	1.007
2	66	0.916	0.997	8.9%	0.970	1.025
2.5	6	0.888	0.972	9.4%	0.834	1.109
3	5	0.891	0.974	9.3%	0.907	1.041

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	9	0.927	1.014	9.4%	0.910	1.117
0801-1000	43	0.896	0.979	9.2%	0.944	1.013
1001-1200	58	0.892	0.973	9.1%	0.945	1.001
1201-1400	42	0.898	0.978	8.9%	0.937	1.019
1401-1600	50	0.896	0.977	9.1%	0.950	1.004
1601-1800	37	0.914	0.998	9.2%	0.961	1.036
1801-2000	35	0.931	1.011	8.6%	0.971	1.050
2001-2500	27	0.920	1.002	8.8%	0.951	1.052
2501-3200	8	0.914	1.000	9.5%	0.927	1.074
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	287	0.905	0.989	9.2%	0.975	1.002
Yes	22	0.918	0.987	7.5%	0.943	1.031
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	309	0.907	0.988	9.0%	0.976	1.001
Yes	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
8	186	0.913	0.994	8.9%	0.979	1.010
9	123	0.897	0.979	9.2%	0.957	1.001
Neighborhoods	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0	282	0.904	0.985	9.0%	0.972	0.998
2	27	0.943	1.032	9.4%	0.987	1.077

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

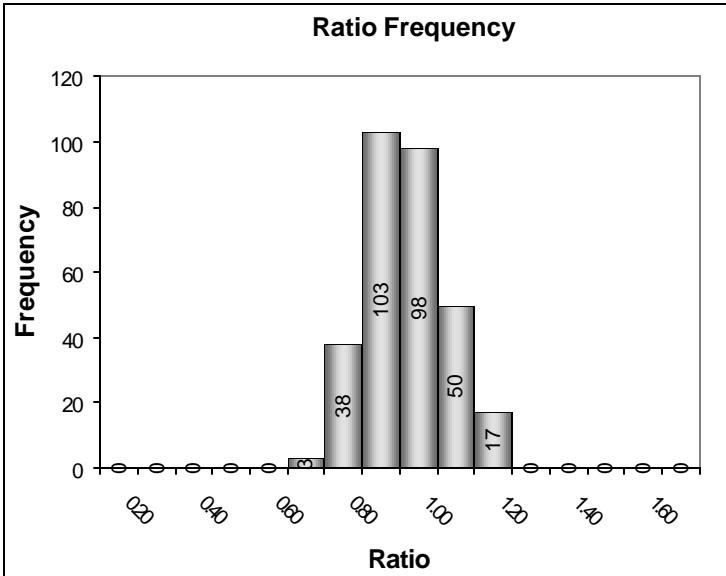
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	39	0.905	0.988	9.2%	0.950	1.027
3000-4000	136	0.905	0.984	8.8%	0.965	1.004
4001-5000	96	0.903	0.987	9.3%	0.965	1.009
5001-6000	24	0.908	0.994	9.4%	0.940	1.047
>6000	14	0.939	1.021	8.7%	0.946	1.095
Traffic	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
None	256	0.906	0.991	9.4%	0.977	1.005
Moderate	38	0.883	0.966	9.4%	0.927	1.006
High	6	1.002	1.006	0.4%	0.893	1.120
Extreme	9	0.999	1.004	0.5%	0.944	1.063
Traffic greater than Moderate	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	294	0.903	0.988	9.4%	0.975	1.001
Yes	15	1.000	1.005	0.5%	0.956	1.053

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2004	Date of Report: 1/27/2005	Sales Dates: 1/2003 - 12/2004
Area Wallingford	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 309			
Mean Assessed Value	400,600		
Mean Sales Price	441,800		
Standard Deviation AV	92,655		
Standard Deviation SP	111,803		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.917		
Median Ratio	0.911		
Weighted Mean Ratio	0.907		
UNIFORMITY			
Lowest ratio	0.683		
Highest ratio:	1.169		
Coefficient of Dispersion	9.40%		
Standard Deviation	0.105		
Coefficient of Variation	11.46%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.894		
Upper limit	0.924		
95% Confidence: Mean			
Lower limit	0.905		
Upper limit	0.929		
SAMPLE SIZE EVALUATION			
N (population size)	3028		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.105		
Recommended minimum:	18		
Actual sample size:	309		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	162		
# ratios above mean:	147		
Z:	0.853		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



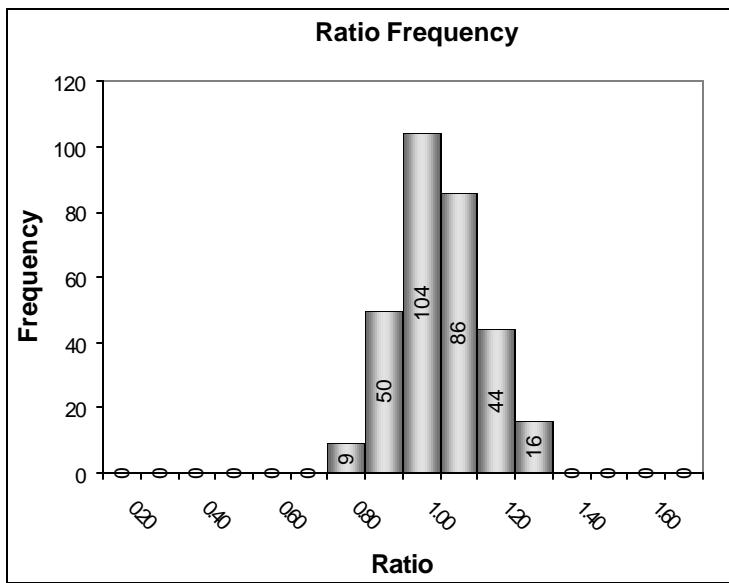
COMMENTS:

1 to 3 Unit Residences throughout area 9

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2005	Date of Report: 1/27/2005	Sales Dates: 1/2003 - 12/2004
Area Wallingford	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 309			
<i>Mean Assessed Value</i> 436,700			
<i>Mean Sales Price</i> 441,800			
<i>Standard Deviation AV</i> 102,128			
<i>Standard Deviation SP</i> 111,803			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.999			
<i>Median Ratio</i> 0.989			
<i>Weighted Mean Ratio</i> 0.988			
UNIFORMITY			
<i>Lowest ratio</i> 0.747			
<i>Highest ratio:</i> 1.281			
<i>Coefficient of Dispersion</i> 9.35%			
<i>Standard Deviation</i> 0.113			
<i>Coefficient of Variation</i> 11.34%			
<i>Price Related Differential (PRD)</i> 1.010			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.973			
Upper limit 1.008			
95% Confidence: Mean			
Lower limit 0.986			
Upper limit 1.011			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 3028			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.113			
Recommended minimum: 20			
<i>Actual sample size:</i> 309			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 161			
# ratios above mean: 148			
Z: 0.740			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 9

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	226500	0240	09/28/04	249000	610	0	6	1905	3	2400	0	0	1404 N 41ST ST
8	226500	0245	09/27/04	249000	710	0	6	1906	3	2400	0	0	1408 N 41ST ST
8	420690	1335	12/20/04	345000	790	520	6	1927	3	3100	0	0	4009 LATONA AV NE
8	226500	0155	10/11/04	285000	820	0	6	1906	3	2640	0	0	1409 N 41ST ST
8	420690	0950	09/11/03	309000	1150	0	6	1900	5	4000	0	0	4060 5TH AV NE
8	420690	1645	09/28/04	344350	1410	0	6	1906	3	4000	0	0	4060 1ST AV NE
8	408330	2165	02/07/03	299950	820	0	7	1917	2	2250	0	0	4031 DENSMORE AV N
8	783480	0065	09/17/04	345000	850	0	7	1915	4	2947	0	0	4659 1ST AV NE
8	408380	1400	03/06/03	355000	860	0	7	1910	4	2625	0	0	4708 BURKE AV N
8	051000	3630	08/16/04	385000	870	700	7	1942	4	4000	0	0	4220 EASTERN AV N
8	420690	1690	08/14/03	340000	900	420	7	1954	3	4000	0	0	4049 1ST AV NE
8	783480	0069	06/10/04	444950	900	550	7	1985	3	2947	0	0	4658 EASTERN AV N
8	783480	0135	11/21/03	366000	910	0	7	1910	4	2963	0	0	4631 1ST AV NE
8	226500	0310	08/01/04	495000	910	0	7	1922	4	3200	0	0	1403 N 42ND ST
8	783480	0035	07/07/03	338000	920	0	7	1920	4	2940	0	0	4672 EASTERN AV N
8	420690	1550	07/21/04	395000	920	920	7	1926	3	3035	0	0	110 NE 40TH ST
8	226500	0235	10/08/04	299000	940	0	7	1906	4	3200	0	0	1402 N 41ST ST
8	313120	1340	07/14/03	419000	940	0	7	1923	3	4200	0	0	308 NE 43RD ST
8	881840	0300	04/25/04	368000	940	0	7	1949	4	4390	0	0	4516 THACKERAY PL NE
8	420690	0985	01/23/03	248000	960	0	7	1926	3	4000	0	0	4032 5TH AV NE
8	934140	0200	03/18/03	395000	970	600	7	1912	3	3120	0	0	1719 N 41ST ST
8	445230	0130	06/01/04	555000	970	900	7	1916	5	3207	0	0	4010 INTERLAKE AV N
8	313120	1860	10/13/03	290000	970	0	7	1918	3	3642	0	0	4402 4TH AV NE
8	313120	0865	03/25/04	366000	980	0	7	1922	3	3060	0	0	4228 THACKERAY PL NE
8	917860	1615	01/03/03	390000	990	0	7	1908	4	6273	0	0	4122 EASTERN AV N
8	251350	0010	05/10/04	381000	990	0	7	1911	4	4000	0	0	4233 INTERLAKE AV N
8	313120	0765	04/28/04	399950	990	0	7	1921	4	3468	0	0	4221 THACKERAY PL NE
8	313120	1590	03/18/04	305000	990	0	7	1950	3	5535	0	0	4224 4TH AV NE
8	420690	1600	04/21/03	358000	1000	660	7	1968	3	4000	0	0	4026 1ST AV NE
8	051000	3495	08/26/03	379000	1010	0	7	1923	3	3000	0	0	4323 1ST AV NE
8	420690	1070	07/15/04	349000	1020	0	7	1906	4	4000	0	0	4022 4TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	313120	1105	05/22/03	327650	1020	0	7	1909	3	5100	0	0	4408 THACKERAY PL NE
8	881890	0270	06/30/04	365000	1020	0	7	1914	4	4080	0	0	4718 4TH AV NE
8	783480	0110	10/19/04	431000	1030	0	7	1911	5	2956	0	0	4645 1ST AV NE
8	917860	1120	10/03/03	425000	1030	0	7	1921	3	5700	0	0	4118 SUNNYSIDE AV N
8	051000	4380	05/14/04	385000	1030	0	7	1957	3	3600	0	0	4230 BAGLEY AV N
8	051000	3120	05/23/03	352950	1040	0	7	1908	4	3040	0	0	2304 N 43RD ST
8	881840	0270	02/25/03	309950	1040	0	7	1911	4	4080	0	0	4516 2ND AV NE
8	051000	0530	07/28/03	340000	1050	0	7	1906	3	3800	0	0	2112 N 46TH ST
8	051000	2770	12/27/04	435000	1050	300	7	1912	4	4275	0	0	4324 MERIDIAN AV N
8	408380	1095	06/22/04	430000	1050	0	7	1916	4	4350	0	0	1925 N 49TH ST
8	881840	0185	10/16/03	355000	1060	120	7	1906	3	4080	0	0	4545 THACKERAY PL NE
8	408380	2210	04/09/04	450000	1060	0	7	1914	4	4000	0	0	1715 N 47TH ST
8	408380	1950	11/10/03	351000	1060	0	7	1916	3	3000	0	0	1618 N 47TH ST
8	408330	1940	11/10/04	432000	1060	500	7	1921	5	4000	0	0	1914 N 40TH ST
8	420690	1385	01/20/04	410000	1070	0	7	1906	3	4000	0	0	4012 2ND AV NE
8	408380	1915	12/29/03	387200	1070	0	7	1912	3	5050	0	0	1606 N 47TH ST
8	408330	2285	09/02/03	350000	1070	220	7	1918	3	4560	0	0	4014 WOODLAWN AV N
8	934140	0060	08/04/03	355000	1080	400	7	1911	3	4104	0	0	4017 WALLINGFORD AV N
8	226500	0430	10/09/03	400000	1090	650	7	1906	4	3303	0	0	4125 INTERLAKE AV N
8	420690	1670	11/17/04	390000	1100	0	7	1906	4	4000	0	0	4067 1ST AV NE
8	345400	0020	01/26/04	410000	1110	0	7	1923	4	4100	0	0	4664 SUNNYSIDE AV N
8	408330	2175	07/16/03	350000	1130	140	7	1921	3	4275	0	0	4027 DENSMORE AV N
8	051000	1425	07/21/04	390000	1140	400	7	1914	3	4560	0	0	4528 SUNNYSIDE AV N
8	051000	0380	08/12/03	322000	1140	350	7	1915	3	3382	0	0	2212 N 46TH ST
8	881840	0785	03/23/04	312000	1150	420	7	1909	2	4160	0	0	4632 1ST AV NE
8	917860	0265	02/12/04	420000	1160	0	7	1909	3	5100	0	0	2108 N 41ST ST
8	313120	0030	07/28/03	395000	1160	200	7	1922	4	3740	0	0	4220 1ST AV NE
8	251350	0005	09/08/03	437500	1180	500	7	1918	4	4000	0	0	4235 INTERLAKE AV N
8	881890	0225	11/21/03	412000	1180	120	7	1919	3	3570	0	0	4711 4TH AV NE
8	408380	0215	04/01/04	295000	1180	0	7	1951	3	3750	0	0	1815 N 50TH ST
8	420690	1405	07/14/03	355500	1190	100	7	1900	4	3500	0	0	4030 2ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	881890	0035	12/21/04	495000	1200	740	7	1924	4	4080	0	0	4725 LATONA AV NE
8	313120	0100	02/10/03	335000	1210	600	7	1902	3	5100	0	0	4219 2ND AV NE
8	881840	0665	07/26/03	336000	1230	80	7	1921	2	4175	0	0	4729 2ND AV NE
8	051000	1830	10/23/03	469500	1240	0	7	1908	3	3420	0	0	2406 N 44TH ST
8	408380	2540	05/13/04	403000	1240	0	7	1922	4	4000	0	0	1909 N 47TH ST
8	917860	1175	10/12/03	364950	1250	700	7	1904	3	5700	0	0	4117 EASTERN AV N
8	445230	0185	07/07/04	550000	1250	420	7	1911	3	4326	0	0	4012 ASHWORTH AV N
8	917860	0365	02/18/03	455000	1250	350	7	1912	3	3990	0	0	4111 BAGLEY AV N
8	881840	0530	07/12/04	459000	1250	300	7	1919	4	4080	0	0	4746 2ND AV NE
8	881890	0195	04/20/04	475000	1270	0	7	1914	4	4080	0	0	4735 4TH AV NE
8	182504	9093	04/24/03	463000	1290	820	7	2002	3	4000	0	0	1312 N 41ST ST
8	917860	0995	05/18/03	415000	1310	0	7	1905	4	5400	0	0	4007 SUNNYSIDE AV N
8	408330	1675	06/18/03	359000	1310	200	7	1926	3	4560	0	0	4110 WALLINGFORD AV N
8	313120	1805	12/22/03	319950	1320	0	7	1926	3	3653	1	0	4315 5TH AV NE
8	408380	2395	07/26/04	449950	1330	0	7	1913	5	2500	0	0	4610 WALLINGFORD AV N
8	051000	0665	12/22/03	462500	1330	0	7	1914	4	5700	0	0	4525 BAGLEY AV N
8	051000	0641	07/22/04	493500	1350	400	7	1906	5	4200	0	0	4533 BAGLEY AV N
8	408380	0240	06/17/03	590000	1360	670	7	1910	5	3750	0	0	4912 WALLINGFORD AV N
8	051000	0390	03/25/04	421450	1360	0	7	1910	5	3344	0	0	2216 N 46TH ST
8	189000	0240	12/23/03	300000	1360	400	7	1912	2	4080	0	0	4540 LATONA AV NE
8	869030	0060	10/23/03	430000	1360	0	7	1994	3	5340	0	0	1318 N MENFORD PL
8	881840	0415	04/03/03	469000	1370	360	7	1924	4	4080	0	0	4746 THACKERAY PL NE
8	686520	0790	07/30/04	532500	1400	0	7	1916	4	4000	0	0	1413 N 47TH ST
8	934140	0035	07/13/04	430000	1410	0	7	1913	3	3608	0	0	4029 WALLINGFORD AV N
8	420690	1470	10/20/04	469000	1420	0	7	1901	4	4000	0	0	4065 2ND AV NE
8	051000	3175	02/06/04	499500	1420	0	7	1919	4	4560	0	0	4310 CORLISS AV N
8	420690	1225	06/07/04	466000	1440	770	7	1914	3	4000	0	0	4046 LATONA AV NE
8	408380	1065	05/29/03	498000	1440	0	7	1915	4	3371	0	0	1824 N 48TH ST
8	313120	1320	12/04/03	477501	1450	0	7	1924	4	3876	0	0	4405 4TH AV NE
8	408380	1805	12/02/04	568000	1480	0	7	1910	5	3300	0	0	4715 DENSMORE AV N
8	445230	0090	07/09/04	370000	1480	420	7	1920	3	2250	0	0	1326 N 40TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	051000	4270	06/28/04	425000	1490	140	7	1913	3	3600	0	0	4203 CORLISS AV N
8	408380	0380	04/26/04	310000	1500	0	7	1912	3	3800	0	0	1715 N 50TH ST
8	408330	0605	09/23/03	362250	1500	180	7	1926	3	4640	0	0	4303 WALLINGFORD AV N
8	881840	0305	07/22/03	360000	1500	0	7	1948	3	4382	0	0	4520 THACKERAY PL NE
8	420690	1105	12/27/04	442000	1510	500	7	1908	3	4000	0	0	4055 4TH AV NE
8	420690	1220	12/08/04	427000	1514	470	7	1910	3	4000	0	0	4042 LATONA AV NE
8	881890	0060	02/19/04	535000	1530	0	7	1912	5	4080	0	0	4747 LATONA AV NE
8	408330	2370	07/05/03	441500	1530	330	7	1921	4	3040	0	0	1518 N 40TH ST
8	420690	1245	06/14/04	450000	1530	570	7	1922	4	4000	0	0	4062 LATONA AV NE
8	408330	0575	12/01/03	485000	1530	400	7	1999	3	4240	0	0	4323 WALLINGFORD AV N
8	189000	0070	04/12/04	310000	1540	500	7	1919	3	4174	1	0	4555 5TH AV NE
8	408330	2365	06/02/04	549000	1540	0	7	1923	4	4560	0	0	4011 WOODLAWN AV N
8	313120	1890	08/19/04	391500	1550	0	7	1910	4	5535	0	0	4418 4TH AV NE
8	881840	0585	05/20/04	499000	1550	0	7	1915	4	4182	0	0	202 NE 47TH ST
8	051000	3590	02/27/04	542000	1570	0	7	1912	5	3461	0	0	4232 EASTERN AV N
8	917860	0975	08/20/04	399000	1570	0	7	1920	4	3700	0	0	4027 SUNNYSIDE AV N
8	313120	0715	05/24/04	480000	1590	0	7	1924	3	5100	0	0	4218 2ND AV NE
8	051000	4480	04/02/03	515000	1590	0	7	1924	5	4200	0	0	2112 N 42ND ST
8	051000	3935	01/24/03	525000	1630	0	7	1920	5	3400	0	0	4233 SUNNYSIDE AV N
8	313120	1595	03/18/04	388000	1660	480	7	1926	4	4428	0	0	4232 4TH AV NE
8	881840	0746	04/14/03	380000	1680	940	7	1930	3	5235	0	0	4664 1ST AV NE
8	313120	1555	06/27/03	360000	1700	0	7	1917	3	5100	0	0	4207 4TH AV NE
8	869030	0030	08/26/03	415000	1710	0	7	1952	4	8436	1	0	1312 N MENFORD PL
8	917860	0290	03/03/04	461000	1720	0	7	1922	3	4560	0	0	4116 MERIDIAN AV N
8	313120	1005	01/20/04	499950	1730	500	7	1911	5	3366	0	0	4324 THACKERAY PL NE
8	313120	1585	03/16/04	429500	1730	0	7	1951	3	5535	0	0	4220 4TH AV NE
8	226500	0420	02/18/04	450000	1760	0	7	1906	5	3303	0	0	4133 INTERLAKE AV N
8	408330	1375	03/07/03	408500	1760	0	7	1923	3	4004	0	0	1511 N 43RD ST
8	189000	0310	09/03/03	541000	1760	0	7	2000	3	3772	0	0	4517 LATONA AV NE
8	408330	2350	09/05/03	528000	1770	0	7	1920	4	4560	0	0	4017 WOODLAWN AV N
8	881840	0370	05/12/03	420000	1820	260	7	1920	4	4080	0	0	4714 THACKERAY PL NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	408380	0620	07/18/03	389950	1820	0	7	1976	3	3000	0	0	1628 N 49TH ST
8	051000	1715	02/12/03	431460	1838	120	7	1927	4	3450	0	0	4408 EASTERN AV N
8	420690	1285	11/02/04	450000	1840	620	7	1900	4	4000	0	0	4049 LATONA AV NE
8	686520	0470	05/13/04	410000	1860	0	7	1919	4	5000	0	0	1422 N 47TH ST
8	420690	1030	09/02/04	383000	1870	0	7	1901	4	4000	0	0	4017 5TH AV NE
8	917860	1540	08/25/04	429950	1890	180	7	1911	3	4050	0	0	2510 N 40TH ST
8	408330	1605	05/06/04	460000	1890	0	7	1911	3	4560	0	0	4126 DENSMORE AV N
8	408380	1030	09/22/04	520000	1900	0	7	1914	4	5500	0	0	1812 N 48TH ST
8	408330	1660	03/04/03	450000	1900	590	7	1924	5	3700	0	0	4106 WALLINGFORD AV N
8	408330	2205	05/25/04	523900	1930	240	7	1921	4	4560	0	0	4015 DENSMORE AV N
8	313120	1795	04/30/04	379950	1940	740	7	1912	4	3690	1	0	4321 5TH AV NE
8	313120	1825	10/17/03	399950	1990	410	7	1912	4	3970	1	0	420 NE 43RD ST
8	313120	0650	09/08/03	420000	1990	0	7	1925	4	3445	0	0	216 NE 43RD ST
8	408330	0455	06/25/03	510000	2006	0	7	1922	3	4240	0	0	4317 DENSMORE AV N
8	445230	0155	12/31/04	399000	2120	170	7	1906	4	3200	0	0	1412 N 40TH ST
8	408330	1570	09/14/04	405100	2410	0	7	1916	4	4560	0	0	4106 DENSMORE AV N
8	313120	0485	11/21/03	500000	2450	0	7	1920	4	6120	0	0	4423 THACKERAY PL NE
8	408380	0570	10/28/03	384950	890	510	8	2003	3	1500	0	0	1606 N 49TH ST
8	051000	2895	01/03/03	460000	1260	800	8	2002	4	2750	0	0	2214 N 43RD ST
8	881840	0680	08/19/03	532500	1360	0	8	1911	5	4291	0	0	4741 2ND AV NE
8	051000	0050	10/27/04	469500	1400	300	8	1906	4	2527	0	0	4608 EASTERN AV N
8	881840	0645	06/28/04	551802	1420	0	8	1916	4	4160	0	0	4715 2ND AV NE
8	313120	0835	08/02/04	519555	1430	640	8	1928	4	3400	0	0	4210 THACKERAY PL NE
8	051000	1811	04/26/04	564000	1520	0	8	1988	3	2850	0	0	2412 N 44TH ST
8	420690	1500	09/02/03	445000	1530	0	8	1900	4	4000	0	0	4041 2ND AV NE
8	881890	0290	06/28/04	450000	1580	400	8	1928	4	4080	0	0	4732 4TH AV NE
8	783480	0180	11/19/04	559950	1600	310	8	1921	4	4000	0	0	4673 EASTERN AV N
8	408330	1085	10/28/03	539000	1620	0	8	1918	4	3840	0	0	4227 BURKE AV N
8	917860	1275	10/13/03	650000	1646	320	8	1917	4	3800	0	0	2403 N 41ST ST
8	051000	1970	04/20/04	499000	1660	380	8	1910	4	4275	0	0	4417 SUNNYSIDE AV N
8	226500	0030	10/12/04	620000	1680	1000	8	1927	3	4000	0	0	4202 ASHWORTH AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	226500	0030	07/23/03	600000	1680	1000	8	1927	3	4000	0	0	4202 ASHWORTH AV N
8	881840	0540	09/28/04	610000	1690	0	8	1910	4	4080	0	0	4738 2ND AV NE
8	917860	0345	05/26/04	611000	1700	0	8	1920	4	3990	0	0	4119 BAGLEY AV N
8	189000	0200	06/19/03	516000	1710	400	8	1915	3	4080	0	0	4547 4TH AV NE
8	917860	1281	09/22/04	462000	1730	0	8	1992	3	1900	0	0	2413 N 41ST ST
8	051000	4475	09/09/03	519000	1740	0	8	1924	3	3330	0	0	4207 BAGLEY AV N
8	783480	0175	08/01/03	317500	1790	0	8	1908	3	3914	0	0	2319 N 50TH ST
8	051000	2010	10/22/04	530000	1800	0	8	1929	4	3245	0	0	2312 N 44TH ST
8	408380	0575	11/17/03	484000	1830	620	8	2003	3	2500	0	0	1608 N 49TH ST
8	881840	0690	08/02/04	599000	1840	0	8	1917	4	4086	0	0	4747 2ND AV NE
8	881840	0230	10/22/04	590000	1850	510	8	1988	3	4080	0	0	4602 2ND AV NE
8	420690	1010	04/24/03	469000	1870	400	8	1927	3	4000	1	0	4014 5TH AV NE
8	408330	0705	10/13/04	680101	1900	440	8	1922	4	4240	0	0	4317 BURKE AV N
8	881840	0060	03/19/03	572000	1930	0	8	1918	4	4119	0	0	4537 2ND AV NE
8	226500	0220	04/30/03	629000	1940	600	8	1911	5	2800	0	0	4105 ASHWORTH AV N
8	051000	3200	04/21/04	642000	1960	340	8	1909	4	4275	0	0	4324 CORLISS AV N
8	881890	0280	07/15/04	567100	1960	0	8	1911	4	4080	0	0	4724 4TH AV NE
8	182504	9084	04/21/04	508000	1960	350	8	1991	3	6627	0	0	1310 C N 41ST ST
8	051000	4520	12/23/03	676250	1990	860	8	1924	4	4440	0	0	2102 N 42ND ST
8	408380	1464	01/08/03	430000	2040	620	8	1910	5	3750	0	0	4709 MERIDIAN AV N
8	408330	0735	09/18/03	725000	2040	0	8	1915	4	4240	0	0	1818 N 43RD ST
8	445230	0040	05/07/04	577000	2060	0	8	2001	3	3001	0	0	1324 N LUCAS PL
8	881890	0385	11/13/03	371000	2130	0	8	1998	3	4617	1	0	4711 5TH AV NE
8	182504	9145	09/15/04	560000	2270	680	8	1991	3	5062	0	0	1310 A N 41ST ST
8	313120	1420	12/08/04	630000	2790	0	8	1990	3	4080	0	0	4338 LATONA AV NE
8	783480	0200	09/30/03	752500	2870	1410	8	2003	3	4000	0	0	4659 EASTERN AV N
8	408330	1185	03/17/03	585000	3000	500	8	1988	5	4440	0	0	4232 WALLINGFORD AV N
8	917860	0495	08/11/03	720000	2200	820	9	2003	3	4560	0	0	4119 CORLISS AV N
8	408330	2255	09/18/03	632500	2230	1070	9	2003	3	3600	0	0	4003 DENSMORE AV N
8	051000	4595	09/17/04	715000	3080	960	9	2004	3	5700	0	0	4228 MERIDIAN AV N
8	313120	0005	02/08/04	785000	3190	0	9	2003	3	4701	1	0	100 NE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	193130	0085	12/23/04	325000	820	0	6	1901	3	4800	0	0	4114 WHITMAN AV N
9	392540	0125	03/19/03	310000	960	0	6	1923	3	3572	0	0	3931 ASHWORTH AV N
9	408330	5320	06/09/04	431500	1010	0	6	1910	4	2610	0	0	1915 N 37TH ST
9	229390	0145	03/09/04	333000	1010	680	6	1912	3	3000	0	0	4126 MIDVALE AV N
9	226450	0350	05/15/03	369900	1280	0	6	1901	4	2400	0	0	3527 CARR PL N
9	392540	0120	06/25/04	491500	1370	710	6	1924	3	3579	0	0	3929 ASHWORTH AV N
9	408330	3645	10/07/03	347250	1500	0	6	1905	3	2400	0	0	1812 N 38TH ST
9	397540	0010	12/04/03	268000	650	0	7	1926	3	4218	0	0	4035 MIDVALE AV N
9	408330	6295	09/22/03	377300	710	570	7	1906	4	5000	0	0	1813 N 36TH ST
9	230640	0050	02/26/03	269950	710	0	7	1924	3	2227	0	0	4227 MIDVALE AV N
9	226450	0125	10/15/04	378150	730	0	7	1918	3	3600	0	0	3615 CARR PL N
9	408330	3000	04/28/03	285000	730	0	7	1918	4	4560	0	0	3818 SUNNYSIDE AV N
9	782120	0330	04/17/03	244000	800	530	7	1988	3	2500	0	0	1218 N ALLEN PL
9	386340	0030	10/06/03	268000	810	0	7	1920	3	3193	0	0	1212 N 43RD ST
9	408330	6835	08/29/03	325000	810	810	7	1922	4	2400	0	0	3431 DENSMORE AV N
9	408330	6360	11/21/03	342000	830	0	7	1921	3	3420	0	0	3501 BURKE AV N
9	408330	5940	02/24/04	335000	840	840	7	1951	3	4275	0	0	3631 WOODLAWN AV N
9	230640	0005	10/22/03	309950	850	0	7	1916	4	3220	0	0	4254 WOODLAND PARK AV N
9	408330	4750	07/03/03	360000	850	0	7	1924	4	3420	1	0	3711 SUNNYSIDE AV N
9	408330	4585	10/15/03	275000	860	140	7	1952	3	4560	0	0	3721 CORLISS AV N
9	917860	1675	06/16/04	405000	880	880	7	1925	3	2745	0	0	2207 N 39TH ST
9	917860	0120	10/06/03	370000	910	100	7	1921	4	3990	0	0	3911 BAGLEY AV N
9	408330	4315	09/13/04	350950	920	0	7	1922	4	3420	1	0	3718 WALLINGFORD AV N
9	408330	4920	07/27/04	419950	950	0	7	1925	3	3120	1	0	3724 SUNNYSIDE AV N
9	408330	5760	12/08/03	309000	960	0	7	1906	4	4332	0	0	3643 DENSMORE AV N
9	782120	0307	02/12/04	347000	970	0	7	1916	3	3300	0	0	1206 N ALLEN PL
9	917860	1650	10/19/04	431000	970	0	7	1919	4	2900	0	0	2413 N 39TH ST
9	952110	1501	08/29/03	325000	1000	0	7	1918	3	3956	0	0	1006 N 47TH ST
9	408330	2620	02/18/03	385000	1000	0	7	1921	5	3600	0	0	1808 N 39TH ST
9	686520	0545	03/18/03	454000	1010	290	7	1916	5	5296	0	0	1227 N 48TH ST
9	782120	0550	05/21/03	379950	1030	700	7	1916	3	3700	0	0	1206 N 44TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	408330	3280	01/24/03	435000	1050	0	7	1914	4	4560	1	0	3816 BAGLEY AV N
9	397540	0455	02/21/03	307000	1060	0	7	1908	3	4000	0	0	4016 MIDVALE AV N
9	917860	0655	06/05/03	367000	1060	0	7	1910	3	3200	0	0	3902 BAGLEY AV N
9	569450	0210	07/30/04	419000	1060	0	7	1911	4	3750	0	0	4270 WHITMAN AV N
9	917860	0135	09/23/04	380000	1070	410	7	1922	3	2800	0	0	2112 N 39TH ST
9	408330	6120	12/22/04	422000	1070	290	7	1924	3	3230	0	0	1602 N 35TH ST
9	049550	0190	05/27/03	310000	1072	550	7	1976	3	3420	0	0	3911 DENSMORE AV N
9	193130	0022	06/02/04	370000	1080	0	7	1906	3	5884	0	0	4117 WOODLAND PARK AV N
9	408330	6535	07/06/04	325000	1080	210	7	1916	3	4800	0	0	1909 N 36TH ST
9	408330	4825	11/17/03	355000	1090	220	7	1909	3	3116	0	0	2305 N 38TH ST
9	408330	4140	06/06/03	390000	1090	970	7	1915	4	3420	0	0	3710 DENSMORE AV N
9	408330	3285	05/19/04	423000	1110	110	7	1912	3	4560	0	0	3824 BAGLEY AV N
9	408330	2485	08/17/04	300000	1110	130	7	1925	3	4000	0	0	3906 DENSMORE AV N
9	569450	0290	05/06/03	373000	1120	190	7	1946	4	7500	0	0	4261 WHITMAN AV N
9	408330	3995	05/24/04	435000	1130	0	7	1925	4	3240	0	0	1608 N 37TH ST
9	952110	1445	03/29/04	377500	1150	300	7	1916	3	3864	0	0	1014 N 48TH ST
9	408330	4380	05/10/04	450000	1150	500	7	1976	3	4800	0	0	3721 MERIDIAN AV N
9	408330	2775	10/15/04	435000	1170	0	7	1921	3	3400	0	0	3906 BURKE AV N
9	408330	2506	09/09/04	370000	1210	0	7	1923	3	4000	0	0	3914 DENSMORE AV N
9	408330	6495	05/21/03	338000	1210	200	7	1924	3	3600	0	0	1902 N 35TH ST
9	408330	2610	02/23/03	305000	1220	0	7	1921	4	2040	0	0	1812 N 39TH ST
9	408330	4210	02/11/03	334250	1240	580	7	1923	3	2144	0	0	3717 WOODLAWN AV N
9	803270	0150	05/27/04	377500	1290	0	7	1924	4	2331	0	0	3833 INTERLAKE AV N
9	182504	9002	08/15/03	305000	1292	750	7	1900	4	2160	0	0	1508 N 38TH ST
9	686520	0615	05/07/04	325000	1300	0	7	1910	3	3800	0	0	4710 WOODLAND PARK AV N
9	408330	4095	08/27/03	425000	1320	0	7	1924	3	3420	0	0	3713 WALLINGFORD AV N
9	569450	0070	05/11/04	363000	1330	820	7	1902	3	2400	0	0	1007 N MOTOR PL
9	686520	0996	02/19/04	299950	1330	0	7	1912	3	2069	0	0	4509 MIDVALE AV N
9	952110	1165	05/24/04	310000	1330	0	7	1914	3	3750	0	0	912 N 49TH ST
9	197220	1841	03/02/04	363000	1360	0	7	1910	3	4521	0	0	3605 WHITMAN AV N
9	226450	0080	06/03/03	400000	1370	0	7	1916	3	3600	0	0	3655 CARR PL N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	952110	1270	06/23/04	497000	1380	60	7	1924	3	5000	0	0	916 N 47TH ST
9	686520	0686	04/07/03	318500	1420	0	7	1937	4	3700	0	0	1206 N 46TH ST
9	408330	3855	11/12/03	527000	1430	0	7	1911	4	3648	0	0	3819 DENSMORE AV N
9	952110	1170	04/01/04	421000	1450	0	7	1913	5	3250	0	0	916 N 49TH ST
9	408330	3820	06/17/04	368000	1470	0	7	1905	2	3040	0	0	1703 N 39TH ST
9	408330	5905	03/12/03	415000	1500	0	7	1910	3	4560	0	0	3638 WOODLAWN AV N
9	408330	6805	11/10/03	428000	1510	0	7	1906	4	4560	0	0	3426 DENSMORE AV N
9	408330	4185	07/01/03	469000	1510	0	7	1926	4	2697	0	0	3808 CARR PL N
9	229390	0030	01/23/03	325000	1520	0	7	1924	3	3901	0	0	4132 WOODLAND PARK AV N
9	226450	0290	08/16/04	387550	1520	310	7	1928	3	3188	0	0	3648 ASHWORTH AV N
9	686520	0640	03/09/04	488000	1530	0	7	1912	4	5250	0	0	1108 N 46TH ST
9	229390	0140	05/29/03	425000	1560	120	7	1912	5	3000	0	0	4122 MIDVALE AV N
9	193130	0110	04/28/03	439000	1570	0	7	1908	5	4000	0	0	1007 N 42ND ST
9	408330	2665	06/11/03	540000	1610	1210	7	1921	5	4560	0	0	3918 WALLINGFORD AV N
9	197220	2350	08/02/04	345000	1640	0	7	1979	3	3000	0	0	1007 N 36TH ST
9	408330	5870	06/17/04	570000	1650	0	7	1916	5	6840	0	0	3620 WOODLAWN AV N
9	408330	6855	08/08/03	385000	1680	0	7	1917	3	4560	0	0	3427 DENSMORE AV N
9	226450	0105	04/17/03	389500	1690	0	7	1907	3	4200	0	0	3629 CARR PL N
9	226450	0075	03/04/03	538000	1700	300	7	1912	4	7650	0	0	3662 ASHWORTH AV N
9	408330	5080	07/22/03	510000	1720	0	7	1910	4	3268	1	0	3605 CORLISS AV N
9	197220	1850	05/03/04	485000	1722	0	7	1900	5	4227	0	0	916 N 36TH ST
9	197220	2315	06/23/04	396000	1800	0	7	1901	3	3000	0	0	919 N 36TH ST
9	408330	2730	01/29/03	551000	1830	0	7	1913	5	4800	0	0	3927 MERIDIAN AV N
9	408330	3430	03/30/04	350000	1840	0	7	1980	3	4200	0	0	1913 N 39TH ST
9	569450	0950	10/27/04	475000	1860	0	7	1903	4	5000	0	0	4323 WHITMAN AV N
9	917860	0800	03/08/04	540000	1890	0	7	1912	5	5700	0	0	3912 CORLISS AV N
9	049550	0090	11/22/04	435000	1900	0	7	1928	3	4560	0	0	3911 WOODLAWN AV N
9	408330	5195	03/12/03	515000	2050	0	7	1910	4	4104	1	0	3617 BAGLEY AV N
9	952110	1486	10/23/03	429950	2070	650	7	1916	4	4140	0	0	1001 N 49TH ST
9	408330	5440	05/12/04	472500	2198	0	7	1968	3	4800	0	0	3634 BURKE AV N
9	917860	1705	08/15/03	430000	2210	1060	7	1913	4	4683	0	0	2113 N 39TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	686520	0340	08/14/04	659000	2280	120	7	1916	4	5000	0	0	1306 N 48TH ST
9	049550	0120	08/11/04	439000	2410	0	7	1920	3	3420	0	0	1613 N 40TH ST
9	569450	1149	04/27/03	279000	1020	220	8	1999	3	1288	0	0	4320 WHITMAN AV N
9	408330	5000	11/18/03	495000	1210	530	8	1959	3	4963	1	0	3626 CORLISS AV N
9	408330	2935	07/07/04	621000	1440	640	8	2000	3	2814	1	0	2412 N 38TH ST
9	803270	0152	08/06/04	410000	1440	0	8	2004	3	1544	0	0	3835 B INTERLAKE AV N
9	803270	0153	06/18/04	399500	1440	0	8	2004	3	1543	0	0	3835 A INTERLAKE AV N
9	917860	0035	07/01/04	570802	1490	0	8	1928	4	4560	0	0	3912 MERIDIAN AV N
9	408330	2745	03/03/03	485000	1700	0	8	1910	4	4800	0	0	3911 MERIDIAN AV N
9	408330	4790	09/24/03	623200	1730	300	8	1994	3	4560	0	0	3710 CORLISS AV N
9	408330	4565	08/05/03	497100	1780	0	8	1928	4	3420	0	0	2103 N 38TH ST
9	397540	0085	11/28/04	416250	1790	1540	8	1958	3	4000	0	0	4012 WOODLAND PARK AV N
9	408330	3765	03/18/03	596800	1920	600	8	1911	4	6840	1	0	3809 WALLINGFORD AV N
9	917860	1335	12/11/03	590000	1940	0	8	1909	4	4240	0	0	3920 SUNNYSIDE AV N
9	408330	5495	05/13/03	702000	2000	0	8	1911	5	6840	0	0	3641 BURKE AV N
9	408330	4555	07/08/03	442000	2000	120	8	1934	3	4560	0	0	3726 MERIDIAN AV N
9	408330	3960	10/03/03	500000	2030	0	8	1924	4	6840	0	0	3721 DENSMORE AV N
9	408330	4240	06/15/04	690000	2080	1020	8	1984	3	5040	0	0	3733 BURKE AV N
9	803270	0030	07/13/04	551100	2160	250	8	1960	3	5500	0	0	3836 ASHWORTH AV N
9	408330	2920	07/11/03	745000	2160	700	8	2003	3	3767	1	0	3821 EASTERN AV N
9	408330	5085	02/18/04	814498	2180	470	8	1919	4	3192	1	0	3601 CORLISS AV N
9	035400	0100	09/08/04	685000	2200	0	8	2000	3	4800	1	0	3513 BAGLEY AV N
9	569450	0274	03/26/03	519950	2380	0	8	1913	4	6000	0	0	4267 WHITMAN AV N
9	397540	0375	11/19/03	490000	2450	0	8	2003	3	4000	0	0	3932 MIDVALE AV N
9	397540	0380	01/28/04	433500	2600	0	8	2003	3	4000	0	0	3936 MIDVALE AV N
9	035400	0080	07/21/03	747000	2850	800	8	2003	3	6000	1	0	3525 BAGLEY AV N
9	408330	3635	09/07/04	815000	3160	0	8	1916	4	6840	0	0	3809 BURKE AV N
9	408330	4405	05/13/04	775000	1970	290	9	1909	5	3600	0	0	3703 MERIDIAN AV N
9	952110	1586	07/07/04	550000	2280	0	9	2000	3	6170	0	0	4601 WOODLAND PARK AV N
9	917860	0775	06/25/04	755000	2100	640	10	2003	3	3400	1	0	2304 N 39TH ST

Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	051000	1785	08/14/03	370000	IMPROVEMENT COUNT
8	051000	2820	09/16/03	400000	DIAGNOSTIC OUTLIER
8	051000	4380	03/14/03	285000	NO MARKET EXPOSURE
8	189000	0070	11/10/04	570000	ACTIVE PERMIT BEFORE SALE >25K
8	189000	0105	09/24/04	650000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	189000	0180	02/25/03	395000	NON-REPRESENTATIVE SALE
8	226500	0115	08/20/03	108000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	226500	0135	05/14/03	290000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	251300	0030	09/29/03	465000	IMPROVEMENT COUNT
8	251350	0025	07/22/04	195000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	251350	0075	06/23/03	55745	PARTIAL INTEREST (103, 102, ETC.)
8	313120	0835	07/16/03	277000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	313120	1095	07/31/04	390000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	313120	1230	02/25/04	357700	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	313120	1290	03/18/04	542000	QUESTIONABLE DATA
8	313120	1645	01/24/03	115533	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	313120	1795	10/10/03	175688	DOR RATIO
8	313120	1895	06/24/04	104196	QUIT CLAIM DEED; DOR RATIO
8	345400	0005	08/19/03	282500	DIAGNOSTIC OUTLIER
8	408330	1695	12/17/04	75000	DOR RATIO
8	408330	1890	05/12/03	129735	DIVORCE; DOR RATIO
8	408330	1890	05/12/03	47133	PARTIAL INTEREST (103, 102, ETC.)
8	408330	2285	11/24/03	176000	QUIT CLAIM DEED; DOR RATIO
8	408380	0035	02/21/03	258000	NON-REPRESENTATIVE SALE
8	408380	0235	02/03/04	500000	OBSOLESCENCE
8	408380	0310	06/24/03	355000	DIAGNOSTIC OUTLIER
8	408380	0380	09/30/04	359588	NO MARKET EXPOSURE
8	408380	0630	03/13/03	100000	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
8	408380	1095	06/22/04	430000	RELOCATION - SALE BY SERVICE
8	408380	1230	07/16/03	393555	UNFINISHED AREA
8	408380	1310	05/23/03	525000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	408380	1515	12/05/04	576000	QUESTIONABLE DATA
8	408380	1525	04/26/04	575000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	408380	1675	04/04/03	288800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	408380	2230	12/02/03	280000	DOR RATIO
8	420690	0990	12/17/04	377000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	420690	1195	09/09/03	402000	DIAGNOSTIC OUTLIER
8	420690	1395	07/11/03	385000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	420690	1730	03/03/03	251041	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
8	445230	0095	02/24/04	325000	NO MARKET EXPOSURE
8	445230	0190	09/13/04	455000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	782120	0810	09/18/03	148201	RELATED PARTY, FRIEND, OR NEIGHBOR
8	783480	0225	09/29/04	425000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	881840	0320	08/27/03	408000	NON-REPRESENTATIVE SALE
8	881840	0435	01/06/03	300000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 9
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	881840	0510	07/14/04	410000	QUESTIONABLE DATA
8	881840	0615	02/25/03	236000	DIAGNOSTIC OUTLIER
8	881840	0665	03/03/04	535000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	881840	0815	10/03/03	270000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
8	881890	0310	11/05/03	345000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	881890	0365	10/27/03	285000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	917860	0490	10/31/03	290000	NO MARKET EXPOSURE
8	917860	1070	05/14/04	315000	NO MARKET EXPOSURE
8	917860	1070	12/27/04	499950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
8	934140	0110	03/15/04	95329	PARTIAL INTEREST (103, 102, ETC.); AND OTHER WARNINGS
8	934140	0155	08/18/03	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	007200	0040	06/17/03	423000	NON-REPRESENTATIVE SALE
9	182504	9096	12/07/04	111407	DOR RATIO
9	226450	0035	04/22/03	200000	LIMITED REPRESENTATION
9	226450	0170	07/02/03	201500	NON-REPRESENTATIVE SALE
9	226450	0305	06/30/04	335000	LIMITED REPRESENTATION
9	226450	0440	12/24/03	182270	PARTIAL INTEREST (103, 102, ETC.); AND OTHER WARNINGS
9	229390	0025	10/22/04	362500	BANKRUPTCY - RECEIVER OR TRUSTEE
9	229390	0025	08/10/04	355000	EXEMPT FROM EXCISE TAX
9	229390	0060	04/16/04	350000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	386340	0055	05/13/03	291500	NO MARKET EXPOSURE
9	392540	0040	04/09/03	435000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	397540	0190	10/06/03	335000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	408330	2610	07/12/04	424000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	408330	2750	08/04/03	630000	NO MARKET EXPOSURE
9	408330	3615	06/18/03	310000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	408330	3725	08/03/04	57702	QUIT CLAIM DEED; DOR RATIO
9	408330	3730	06/02/03	435000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	408330	3820	11/24/04	585000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	408330	4624	10/26/04	400000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	408330	5000	09/17/03	442000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	5060	07/21/03	365000	% COMPLETE
9	408330	5520	11/12/04	39072	DOR RATIO
9	408330	5520	11/12/04	12000	DOR RATIO
9	408330	5955	04/28/03	359950	% COMPLETE
9	408330	6160	10/13/04	141000	QUIT CLAIM DEED; DOR RATIO
9	408330	6840	10/21/03	289876	% COMPLETE
9	408330	6840	12/22/04	774950	% COMPLETE; ACTIVE PERMIT BEFORE SALE >25K
9	408330	6915	08/31/04	700000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLE
9	569450	1149	04/27/03	279000	RELOCATION - SALE TO SERVICE
9	686520	0285	09/07/04	410000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	686520	0640	03/09/04	352500	NON-REPRESENTATIVE SALE
9	686520	0970	11/24/04	250000	NO MARKET EXPOSURE
9	782120	0925	08/29/03	360000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLE
9	803270	0060	04/07/04	82968	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	803270	0150	04/14/03	400000	SEGREGATION AND/OR MERGER;
9	917860	0025	09/30/04	355450	NO MARKET EXPOSURE
9	917860	0875	07/21/03	302000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	944530	0050	07/11/03	470000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	952110	1375	06/28/04	215000	QUIT CLAIM DEED; DOR RATIO
9	952110	1450	10/07/04	257000	NO MARKET EXPOSURE
9	952110	1467	08/12/03	355000	NO MARKET EXPOSURE
9	952110	1467	04/16/04	525000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
9	952110	1566	02/14/03	390000	NON-REPRESENTATIVE SALE



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr